



**PUBLIC HEARING AND REGULAR MEETING  
OF THE VINEYARD PLANNING COMMISSION,  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
Wednesday, December 16<sup>th</sup>, at 7:00 p.m.**

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PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, December 16<sup>th</sup> 2015, at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – Individuals are invited to volunteer.
- 3. OPEN SESSION** – This is a Public Comment period (see definition below).
- 4. MINUTES REVIEW AND APPROVAL** – Minutes from the 10.21.2015, and 9.2.2015 Planning Commission Meetings
- 5. BUSINESS ITEMS:**
  - 5.1 Public Hearing for Dairy Queen Conditional Use Permit Application** – Applicant from BKB Foods for Dairy Queen. The proposed location of the project is Lot 4 of the Vineyard Gateway Subdivision, within the RMU zone.
  - 5.2 WatersEdge Phase 7A**– The applicant is requesting preliminary plat approval for WatersEdge phase 7A, located between Vineyard Loop Road and the Front Runner Line, at approximately 450 N.
  - 5.3 WatersEdge Phase 7B**- The applicant is requesting preliminary plat approval for WatersEdge 7B, located between Vineyard Loop Road and the Front Runner Line at approximately 600 N.
  - 5.4 Public Hearing for The Forge Rezone** – The Applicant is requesting a rezone and text amendment for “The Forge”, on approximately 45 acres located on the southwest corner of the Vineyard Connector and Geneva Road. The Applicant will present the proposal to the Planning Commission. The Town Council has been invited to attend and take part in the discussion, but will take no action.
  - 5.5 Continued Public Hearing from 11.18.2015**- The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.
  - 5.6 Planning Commission Training Session – Crime Prevention through Environmental Design.**

## **6. PLANNING COMMISSION MEMBERS' REPORTS**

## **7. STAFF REPORTS**

- Aric Jensen, Town Planner
- Don Overson, Town Engineer

## **8. ITEMS REQUESTED FOR NEXT AGENDA**

## **9. ADJOURNMENT**

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McDermott, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

**AGENDA NOTICING COMPLETED ON:** December 15<sup>th</sup>, 2015

**CERTIFIED (NOTICED) BY:** /s/ Kinsli McDermott  
Kinsli McDermott, Deputy Recorder/Planning Coordinator



## COMMUNITY DEVELOPMENT

**DATE:** December 16, 2015  
**FROM:** Aric Jensen; Town Planner  
**TO:** Planning Commission  
**ITEM:** Conditional Use Permit and Site Plan Approval  
**ADDRESS:** 33 North Geneva Road  
**APPLICANT:** BKB Foods; John Bylund

### BACKGROUND AND ANALYSIS:

Mr. John Bylund, representing Bylund Properties and BKB Foods (Dairy Queen), requests conditional use and site plan approval for a fast food restaurant with drive-thru. The site is part of the existing Vineyard Gateway Retail Development; however, it was withheld from the recent amended approval because the drive-thru requires a conditional use permit.

The application as submitted is incomplete and lacks at least the following information:

- Parking calculations
- Landscaping plan
- Building elevations with a color/material board

Typically an incomplete submittal will not be placed on an agenda; however, the public hearing notice had already been posted before the inadequacies were discovered, and so the item is presented with the recommendation that the hearing be opened and continued to a future date.

### FINDINGS:

Staff has found the application to be incomplete.

### RECOMMENDATION:

Staff recommends that the Planning Commission **OPEN** the public hearing and then **CONTINUE** the public hearing until the second Commission meeting in January in order for the applicant to provide the missing information.

### PROPOSED MOTION:

I move that the Commission **CONTINUE** the public hearing until the second Commission meeting in January in order for the applicant to provide the missing information.

### ATTACHMENTS:

Aerial Photo  
Proposed Site Plan

## Aerial Photo and Map Vineyard Gateway Commercial





## COMMUNITY DEVELOPMENT

**DATE:** December 16, 2015  
**FROM:** Aric Jensen; Town Planner  
**TO:** Planning Commission  
**ITEM:** "The Forge" Zone Map and Zone Text Amendment  
**ADDRESS:** Southwest corner Vineyard Connector and Geneva Road  
**APPLICANT:** Cottonwood Geneva LLC; John West and Jeff Gochmour

### BACKGROUND AND PROCEDURE:

Jeff Gochmour, representing Cottonwood Geneva LLC, requests a zone map amendment and a zone text amendment for "The Forge", an urban style mixed use development located on approximately 45 acres on the southwest corner of Vineyard Connector and Geneva Road. The property is currently zoned RMU (Regional Mixed Use), which anticipates uses and development patterns similar to those proposed by the applicants; however, the proposed development contains some elements that either aren't anticipated in the RMU Zone, or that aren't permitted to the extent desired. As such, the applicants request that the Town adopt a new zone district that specifically addresses their proposal.

In brief, the review and approval process is similar to the Town Centre masterplan and zone text amendment process the Town accomplished earlier this year – just on a smaller scale. The proposed uses include: professional offices, retail, residential, and ancillary uses. The layout is a traditional urban rectilinear block configuration, with block lengths of generally 400' to 500'. The single biggest feature of the project is the proposed street design. The City Engineer and the Town Planner have discussed this item at length; the primary concerns center on whether the streets would be public or private, and the non-standard street cross-sections. This topic will be more fully discussed during the public hearing.

Due to the size and the complexity of the proposal, it is not in the interest of the Commission or the applicant to go into further detail in this report. Rather, staff recommends the following process:

1. December 16, 2015 – Open the public hearing, receive a presentation from the applicant, engage in dialogue with the applicant, receive public comment, give directions/comments to the developer, and then continue the public hearing to the subsequent Commission meeting.
2. January 06, 2016 – Continue the public hearing, receive a report/presentation from the applicant on the changes made in the interim, consider any comments/suggestions from the public, and then either recommend approval, denial, or to continue the item to a future meeting to give the applicants time to make further changes and/or provide additional information.

**RECOMMENDATION:**

Staff recommends that the Planning Commission **CONTINUE** the public hearing until the next scheduled meeting so that the applicant can make the recommend changes and/or provide additional information.

**PROPOSED MOTION:**

I move that the Commission **CONTINUE** the public hearing until the January 06, 2016 Planning Commission meeting so that the applicant can make recommend changes and/or provide additional information.

**ATTACHMENTS:**

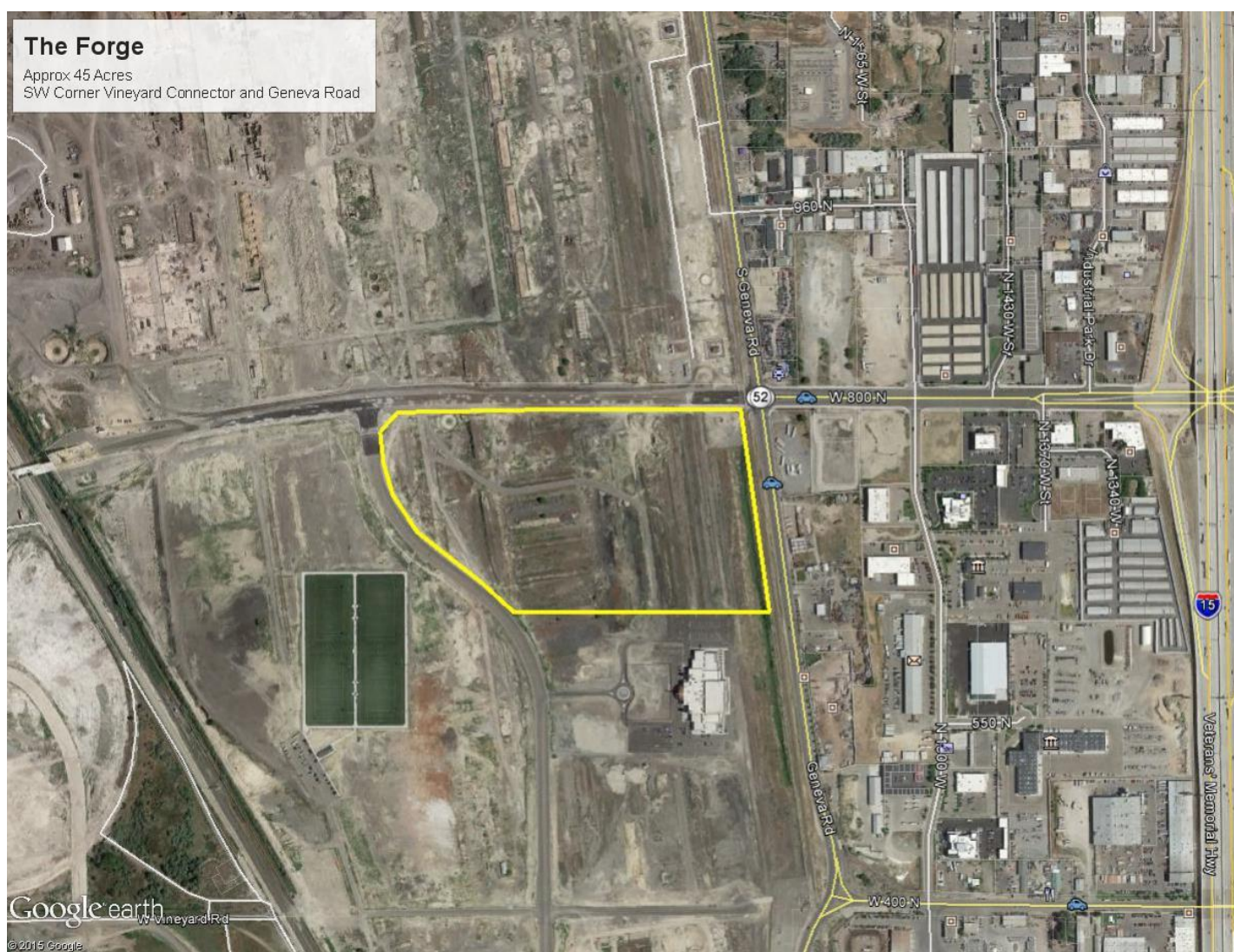
Aerial Photo

Application

Proposed Zoning Map and Zone Text Amendment Submittal (Electronic Copy Only)



## Aerial Photo and Map



## Preliminary Concepts for The Forge District

### Section E.8. Signage

Following are several key signage concepts and related images proposed for The Forge District, which are important to enhancing it's character that evokes it's history as a steel mill, warehouse, "maker space" kind of area.

If these preliminary concepts are acceptable, they will be incorporated into a full Signage element.

1. **Traditional Signage and Supergraphics:** Traditional warehouse and industrial signage, and similar supergraphics (large wall murals, graphics) are encouraged in appropriate locations. They should reinforce the overall character of the warehouse look and feel, especially if affixed to the building. Examples include:
  - a. Scaffold-mounted neon signs (see Figure 5.1).
  - b. Large advertising graphics painted on building walls (see Figure 5.2).
  - c. Projecting signs above entries (see Figure 5.3).
  - d. Neon tube signs
  - e. Rotating signs
2. **Wayfinding:** Directional and wayfinding signage will be located in the public ROW at intersections, points of transition, and at key nodes, and will include:
  - a. Street Names (may be freestanding signs or signage affixed to buildings in consistent locations)
  - b. Consistent Branding: These elements will also incorporate The Forge's graphic image, including logo, typefaces, and/or colors.
3. **Consolidation:** To reduce visual clutter, and to the extent permitted by law, the Town encourages minimum regulatory signs (parking, no parking, pedestrian crossing, etc.) and that they be consolidated.

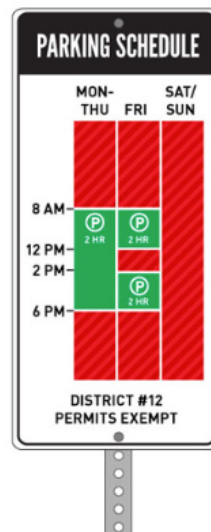




Figure 5.1 - Scaffold-Mounted Neon Signs



Figure 5.2 - Large Advertising Graphics

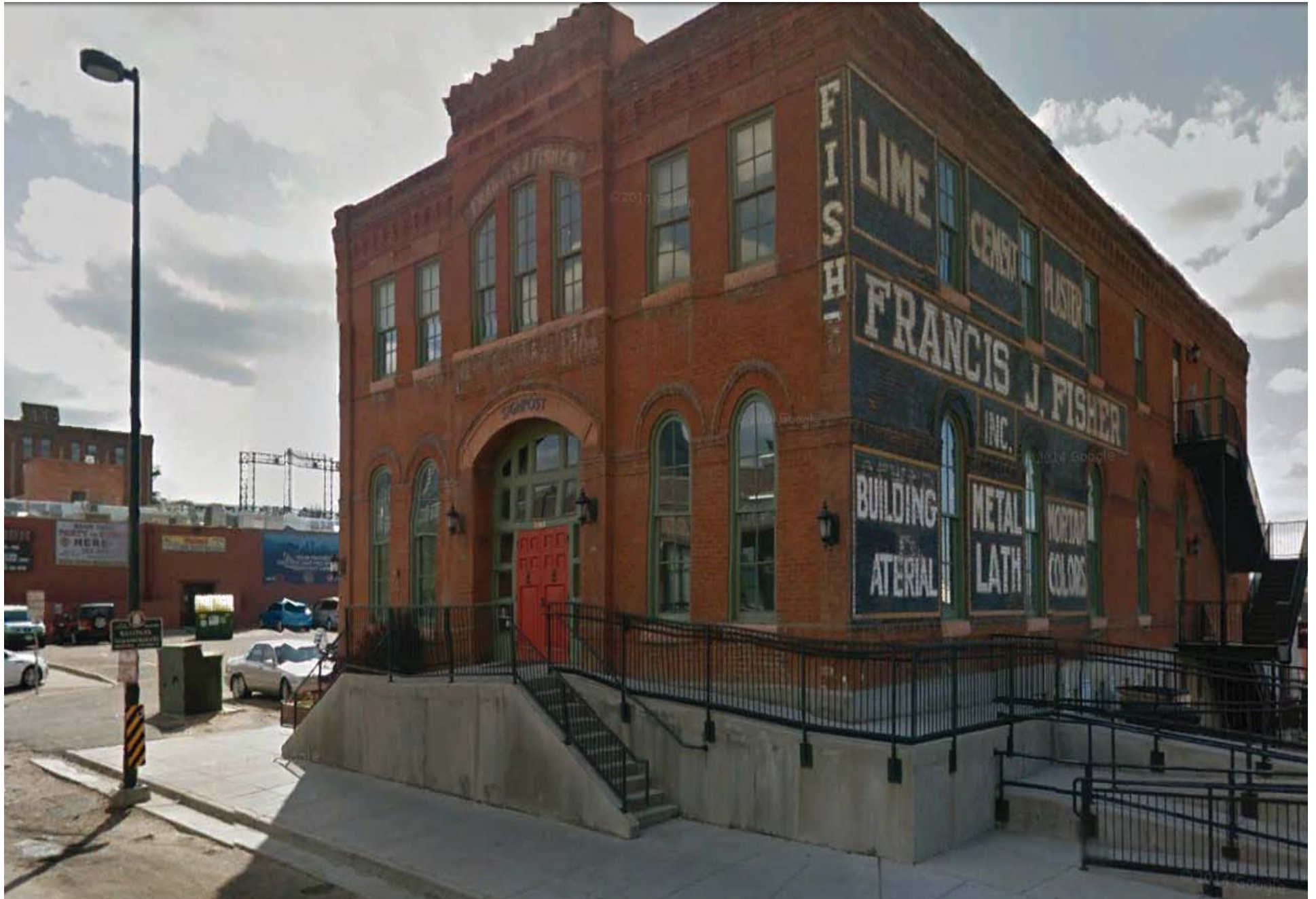
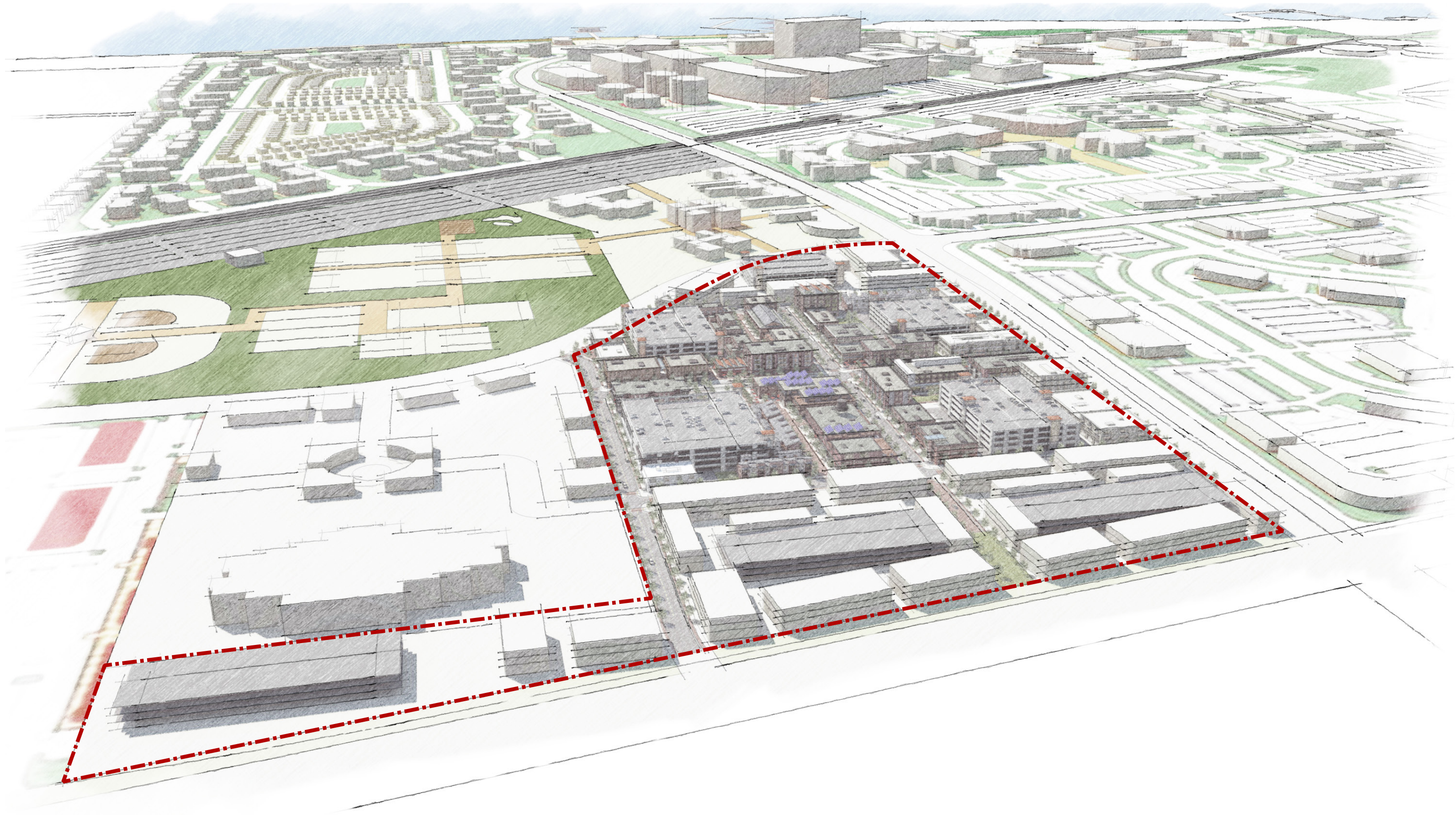




Figure 5.3 - Projecting Signs above Entries









# CONTEXT MAP

